

CITY OF ST. CLOUD PLANNING COMMISSION

Tuesday, April 10, 2018
6:00 pm
City Hall Council Chambers

Roll Call:

MEMBERS PRESENT: Jake Anderson, Dennis Ballantine, Marty Czech, Sheila DeVine, Bill Mund and Emil Radaich
MEMBERS ABSENT: Luis Estevez
CITY COUNCIL REP.: Carol Lewis
STAFF PRESENT: Matt Glaesman and Ashley Skaggs

OPEN FORUM:

Consent Agenda:

**APPROVAL OF STAFF REPORTS FOR APRIL 10, 2018 AS PART OF THE OFFICIAL RECORD
APPROVAL OF MINUTES FROM THE MARCH 13, 2018 PLANNING COMMISSION MEETING
ACTION TAKEN: DeVine/Mund/Approved (6-0)**

New Business:

**PLAT2018-09 / FINAL PLAT OF GROVE & MEADOWS PLAT 2
ACTION TAKEN: Mund/DeVine/Approved (6-0)**

Glaesman explained a request for approval of Grove & Meadows Plat 2. This phase of the development will create 24 single family lots on Hurst Castle Rd. Staff recommended approval of the request. Mund made a motion to approve the request subject to staff recommendations. The motion was seconded by DeVine and carried unanimously.

**PLAT2018-10 / FINAL PLAT OF SCHWINGHAMMER FARM PLAT 2
ACTION TAKEN: Ballantine/Radaich/Approved (6-0)**

Glaesman explained a request for approval of Schwinghammer Farm Plat 2. The Planning Commission approved the preliminary plat of Schwinghammer Farm Plat 2 at their March 2018 meeting. The proposed final plat is the first phase of development which will be subdivided into a C5, Highway Commercial area, a C2, Neighborhood Commercial area, and an R4, Townhouse Residential area. Staff recommended approval of the request.

Ballantine made a motion to approve the request subject to staff recommendations. The motion was seconded by Radaich and carried unanimously.

**VAC2018-04 / AUTOMOTIVE PARTS HEADQUARTERS, INC / 2959 CLEARWATER RD
ACTION TAKEN: DeVine/Mund/Approved (6-0)**

Glaesman explained a request to vacate a 20' wide water main easement located on the north side of Lot 1, Block 1, Antioch Addition. The applicant will be submitting a building permit in the future for an 18,000-sq. ft. addition to the north side of their existing building. There is a 10-inch diameter

water main and related 20' wide easement that connects water mains on Clearwater Rd and Roosevelt Rd. The City Engineer has determined this segment of water main can be removed with minimal impacts on the City's water distribution system. Staff recommended approval of the request.

DeVine made a motion to approve the request subject to staff recommendations. The motion was seconded by Mund and carried unanimously.

BEAVER ISLAND TRAIL PHASE VIII

ACTION TAKEN: Ballantine/DeVine/Approved (6-0)

Glaesman explained a request for approval of an extension of the Beaver Island Trail, including future land acquisitions. Scott Zlotnik, Park & Recreation Director, briefly presented on the proposed extension detailing the alignment and the acquisition of associated rights-of-way and construction easements. Zlotnik noted that projects are prioritized within the City's Capital Improvement Program and are often dependent upon sales tax and/or federal funding. Ballantine made a motion to approve the request. The motion was seconded by DeVine and carried unanimously.

RAYMOND PARK GARAGE CONSTRUCTION

ACTION TAKEN: DeVine/Mund/Approved (6-0)

Glaesman explained a request from the Park & Recreation Department to construct a 24' x 24' detached garage within the boundary of Raymond Park on behalf of the Boys & Girls Club of Central Minnesota (BCG). The garage is proposed to be located near the southern corner of the park, near the BGC access road and outside of the perimeter of the ice rink. DeVine made a motion to approve the request. The motion was seconded by Mund and carried unanimously.

HARMON PROPERTY ACQUISITION

ACTION TAKEN: DeVine/Ballantine/Approved (6-0)

Glaesman explained a request from the Park & Recreation Department for approval to acquire a 12-acre parcel of land that abuts the proposed Friedrich Park expansion. The recently approved Parks & Recreation Master Plan includes a substantial expansion of the existing Friedrich Park property. The Harmon property contains a considerable number of mature trees, a wetland, a portion of a former quarry, a grassy area, and a small detached garage. If acquired, the property will complete the vision of the boundary of the park. Approval of the request will allow staff to begin negotiations for acquisition. DeVine made a motion to approve the request. The motion was seconded by Ballantine and carried unanimously.

WAREHOUSE PARKING REQUIREMENTS

ACTION TAKEN: None

Glaesman explained that the former Zoning Ordinance required warehouse uses to provide a minimum of one off-street parking space for every employee. This was difficult to calculate and could change over time without the City being notified of the increase or decrease in the number of employees. The Land Development Code currently requires warehouse uses to provide a minimum of one off-street parking space for every 1,000 sq. ft. of warehouse space. Warehouse space is not an intensive land use as they are designed to accommodate products for storage and distribution. Commissioners directed staff to explore potential off-street parking alternatives for warehouse uses.

PLAT2018-08 / ST. CLOUD RIGHT-OF-WAY PLAT NO. 9

ACTION TAKEN: Mund/DeVine/Approved (6-0)

Glaesman explained a request for approval of St. Cloud Right-of-Way Plat No. 9. The City of St. Cloud will be acquiring a portion of properties for the future expansion of 33rd St S located between

County Rd 74 and County Rd 136. The total area of 7.3 acres is to be acquired in the right-of-way plat. Mund made a motion to approve the request. The motion was seconded by DeVine and carried unanimously.

VAC2018-05 / CITY OF ST. CLOUD / 225 33RD AVE S & 201 35TH AVE S

ACTION TAKEN: Mund/Radaich/Approved (6-0)

Glaesman explained a request to vacate the existing public drainage and utility easements running west to east across the proposed Garden Acres Plat Three. Several public and private utilities extend west from 33rd Ave S into Heritage Park toward the Stearns History Museum. Those utilities will be relocated as part of the Costco development project. Mund made a motion to approve the vacation request. The motion was seconded by Radaich and carried unanimously.

Old Business:

MAXIMUM ACCESSORY BUILDING SIZE PERMITTED WITHIN THE AGRICULTURAL DISTRICT

ACTION TAKEN: None

Glaesman reminded Commissioners of a discussion regarding a request from the Zoning Board of Appeals to review the size standards for accessory buildings in the AG district and directed staff to provide more detailed options of a potential change to the Land Development Code (LDC). Staff has prepared four potential options:

1. Maintain the current standard found in the LDC.
2. Eliminate footnote #1 from Table 15-1.
3. Modify the LDC to exempt all AG zoned properties from footnote #1.
4. Modify the LDC to exempt all AG zoned properties that are 10+ acres from footnote #1.

Footnote #1 of Table 15-1 states that “no detached accessory structures can exceed the total lot coverage of the principal structure.” Commissioners discussed the potential options and directed staff to pursue option four as an amendment and suggested changing the exemption to properties that are 5+ acres.

Other Business:

OTHER BUSINESS

ACTION TAKEN: None

Staff and Commissioners thanked Radaich for his service on the Planning Commission.

Adjournment:

There being no further business, the meeting was adjourned at 6:53 p.m.